

*The City of Carlsbad Housing & Neighborhood Services*  
**A REPORT TO THE HOUSING COMMISSION**

Staff: Bobbi Nunn  
Housing Program Manager  
Item No. 1

**DATE:** March 12, 2015

**SUBJECT:** CARLSBAD PUBLIC HOUSING AGENCY 5-YEAR AND ANNUAL PLAN

**I. RECOMMENDATION**

That the Housing Commission **ADOPT** Resolution No. 2015-001, **RECOMMENDING** that the Community Development Commission **APPROVE** the Carlsbad Public Housing Agency (PHA) 5-Year and Annual Plan for Fiscal Year 2015 for submission to the U.S. Department of Housing and Urban Development.

**II. BACKGROUND**

Housing & Neighborhood Services administers the federally funded Section 8 Rental Assistance Program for the Public Housing Authority in Carlsbad, which is more specifically known as the Carlsbad Housing Agency. Pursuant to code of federal regulations (CFR) 24 Part 903, a Public Housing Authority (PHA) is required to submit a 5-Year and Annual Plan. The 5-Year and Annual PHA Plan provide a basic guide to PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. In addition, the Plan advises HUD and members of the public the PHA's mission and strategies for serving the needs of low-income and very low-income families for the next five years.

**III. DISCUSSION**

The Draft PHA 5-Year and Annual Plan are available for public review and comment prior to the Public Hearing and adoption by the Community Development Commission. The public review period will end on April 7, 2015, and the Public Hearing is tentatively scheduled for April 7, 2015. All public comments received on the draft PHA 5-Year and Annual Plan will be addressed and included in the final documents that will be submitted to HUD.

The purpose of the 5-Year PHA Plan is to identify goals and objectives to serve the needs of low-income (under 80% of the area median income - AMI), very low-income (under 50% of the AMI), and extremely low-income (under 30% of the AMI) families for the next 5 years.

The goals are:

1. Expand the supply of assisted housing;
2. Improve the quality of assisted housing;
3. Increase assisted housing choices;
4. Promote self-sufficiency and asset development of families and individuals; and
5. Ensure equal opportunity and affirmatively further fair housing.

In addition, the PHA needs to indicate the progress in meeting the goals and objectives identified in the last 5-Year PHA Plan that was adopted on April 13, 2010.

Further, the PHA is required to identify any PHA Plan elements that have been revised since the last Annual Plan submission. The following areas are addressed in the PHA Plan Update segment:

- Financial Resources;
- Rent Determination, specifically Payment Standards;
- Operation and Management, specifically the Integrated Pest Management (IPM) Policy; and the
- Violence Against Women Reauthorization Act of 2013 (VAWA 2013).

Once the Plan is approved, the following documents are required to be submitted with the PHA Plan template (form HUD 50075):

- Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights); and
- Resident Advisory Board (RAB) comments and a narrative describing the analysis of any recommendations and decisions made regarding the recommendations.

#### **IV. STAFF RECOMMENDATION**

Staff recommends that the Housing Commission adopt Resolution No. 2015-001, recommending that the Community Development Commission approve the 5-Year and Annual PHA Plan for Fiscal Year 2015 for submission to the U.S. Department of Housing and Urban Development.

#### **V. EXHIBITS**

1. Housing Commission Resolution No. 2015-001
2. 5-Year and Annual PHA Plan (form HUD-50075) for Fiscal Year 2015